

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/55 Stanley Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$633,000

Property Type

Unit

Suburb

Richmond

Period - From

22/09/2020

to

21/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/3 Bromham PI RICHMOND 3121	\$847,000	05/08/2021
2	509/163 Cremorne St CREMORNE 3121	\$820,000	09/08/2021
3	13/2a Brougham St RICHMOND 3121	\$811,000	10/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/09/2021 09:32



2
 1
 1

Rooms: 3
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median Unit Price
 22/09/2020 - 21/09/2021: \$633,000

Comparable Properties

4/3 Bromham PI RICHMOND 3121 (VG)

Agent Comments

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Price: \$847,000
Method: Sale
Date: 05/08/2021
Property Type: Office (Com)
Land Size: 3609 sqm approx

509/163 Cremorne St CREMORNE 3121 (VG)

Agent Comments

3
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Price: \$820,000
Method: Sale
Date: 09/08/2021
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit



13/2a Brougham St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$811,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Unit